

Send tax notice to:
SHANNA YOUNG
208 SARATOGA LANE
CALERA, AL, 35040

This instrument prepared by:
Charles D. Stewart, Jr.
Executive Real Estate Group, LLC
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2009644



20091209000452810 1/2 \$16.50
Shelby Cnty Judge of Probate, AL
12/09/2009 02:47:31 PM FILED/CERT

Shelby COUNTY

WARRANTY DEED

Shelby County, AL 12/09/2009

State of Alabama

Deed Tax : \$2.50

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of One Hundred Sixteen Thousand and 00/100 Dollars (\$116,000.00) in hand paid to the undersigned, CONTRACTING SPECIALISTS, INC. (hereinafter referred to as "Grantor") by SHANNA YOUNG (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 4, ACCORDING TO THE FINAL PLAT OF THE COTTAGES OF SARATOGA, PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

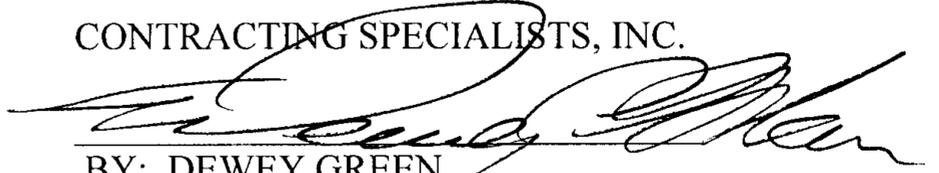
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY, RECORDED IN DEED BOOK 98, PAGE 75 AND DEED BOOK 104, PAGE 151, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RIGHT OF WAY TO SHELBY COUNTY, ALABAMA. RECORDED IN DEED BOOK 102, PAGE 439, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. EASEMENT TO SOUTH CENTRAL BELL AS RECORDED IN SHELBY REAL 52, PAGE 981, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. EASEMENT FOR ACCESS RECORDED IN DEED BOOK 355, PAGE 429, SHELBY REAL 22, PAGE 242, DEED BOOK 351, PAGE 252, DEED BOOK 349, PAGE 903 AND DEED BOOK 320, PAGE 493 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. GRANT OF LAND EASEMENT WITH RESTRICTIVE COVENANTS RECORDED IN INSTRUMENT 20030612000368370 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$113,898.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, CONTRACTING SPECIALISTS, INC., by DEWEY GREEN, ITS PRESIDENT who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 23rd day of November, 2009.

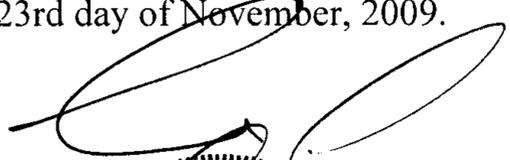
CONTRACTING SPECIALISTS, INC.


BY: DEWEY GREEN
ITS *President*

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , DEWEY GREEN, whose name as PRESIDENT of CONTRACTING SPECIALISTS, INC., is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 23rd day of November, 2009.


Notary Public
Print Name **CHARLES STEWART, JR.**
Commission Expires **APRIL 13, 2012**
ALABAMA
NOTARY PUBLIC

Charles Stewart, Jr.